



FOR LEASE



2419 SE 11TH AVE

Office Space: 2,637 SF

2419 SE 11th Avenue Portland, OR 97214

This recently renovated office space provides a pristine work environment in a convenient location close to public transportation and amenities of SE Division Street. Situated a half block north of Division Street, this space would be ideal for an office user or retail tenant that does not need ground floor access. The fenced site provides enhanced security.

*Owner is flexible on configurations and willing to demise if necessary

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INFORMATION

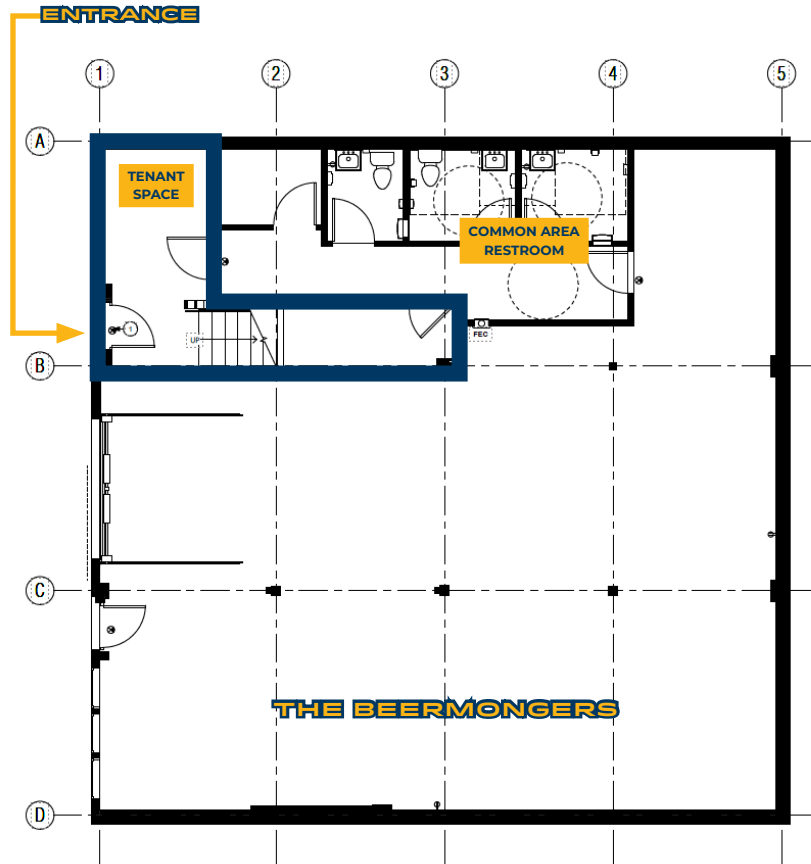


PROPERTY DETAILS

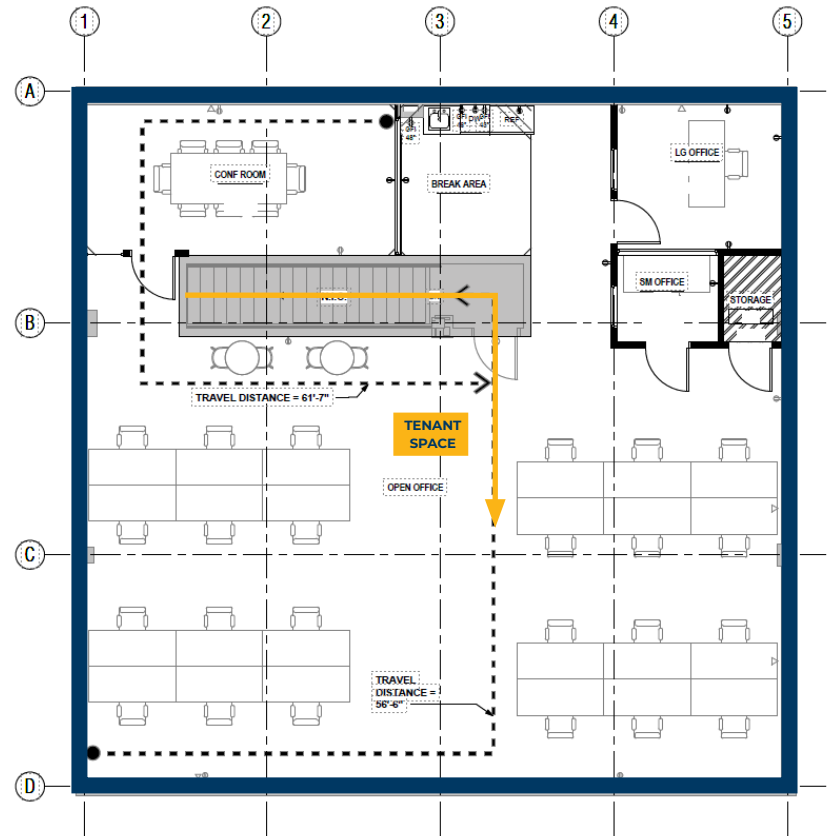
Office SF	2,637 SF
Rates	\$20.00 / SF + NNN
Renovation	Completed in 2022
Restrooms	3 ADA Common Area Restrooms on the main floor
Windows	Glazing replaced in 2022
Roof	Re-roofed in 2022
HVAC	New equipment installed in 2022
Interior Improvements	New Carpet/Flooring, Drywall, Lighting and Paint
Site	Fenced and Secured With Automatic Gate
Auto Parking	1 off-street space
Zoning	<p>The EX zone allows a full range of high density commercial, light industrial, institutional and residential uses.</p> <p>Specific allowable uses include but are not limited to: office, retail, manufacturing, production, childcare and schools.</p>
	<p>2 Private Offices 1 Conference Room New Kitchenette Bike Storage</p>



FIRST FLOOR



SECOND FLOOR





NEIGHBORHOOD MAP

